



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 3, 2010

Agenda Item: Ashland Ridge Plat 1 Final Plat

Report Date: July 26, 2010

Prepared by: Eric C. Jensen, AICP
Assistant Director

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Ashland Ridge Plat 1 Final Plat and approval of the public street name NW Reinhart Drive, subject to execution of a Development Agreement for the future dedication of parkland and the future development and dedication of Outlot "W".

Summary of Conditions:

Parkland for this plat will be dedicated in future phases and through a combination of parkland dedication and money in lieu of parkland. A development agreement has been prepared documenting this requirement.

It is intended that Outlot "W" will be designed and constructed to City standards to provide storm water quality and quantity detention for approximately the northern two-thirds of the overall Ashland Ridge development as well as off-site areas to the north and south. It is difficult to construct the improvements in Outlot "W" due to the phasing of the development and the typical consequences of constructing these improvements at this premature stage of the overall development. Therefore, a development agreement has been prepared to ensure that the storm water improvements are designed to City standards and dedicated to the City at the appropriate time.

Project Summary:

Ashland Ridge Plat 1 Final Plat consists of 28.58 acres and is generally located on the west side of NW Ash Drive, north of Ashland Ridge Elementary School and the Ashland Meadows Subdivision, and south of the Prairie Ridge Estates Subdivision. The proposed final plat contains 20 lots for the construction of single family detached homes, one outlot to be transferred to the Ankeny Community School District for a future pathway connection, one outlot to be utilized for storm water management, and one outlot for future development.

The property was rezoned by City Council (Ordinance No. 1654, January 18, 2010) from R-1 (One-Family Residence District) to R-3 (Multiple-Family Residence District) with the following conditions:

1. The plat will be restricted to single family detached dwellings.
2. The future lots that will directly abut Prairie Ridge Estates lots to the north and Ashland Meadows lots to the south shall be a minimum of 70 feet in width and the developer shall match the proposed and existing property lines as much as practicable.

All of the lots in this final plat meet the R-3 standards and conditions of the rezoning.

Ashland Ridge Plat 1 Final Plat represents the first phase of the 84-lot Ashland Ridge Preliminary Plat which was approved by the Plan and Zoning Commission on April 20, 2010, and by City Council on May 3, 2010.

Project Report:

Streets: With this plat, NW Reinhart Drive will be extended approximately 700 feet west from NW Ash Drive to serve the 20 single family lots. NW Reinhart Drive is a minor collector street with a right-of-way of 70 feet and a pavement width of 31 feet. NW Reinhart Drive will be extended further westward to intersect with the future extension of NW Northpark Drive with later phases of the development.

Water: An 8" water main will be extended west from NW Ash Drive along NW Reinhart Drive and will ultimately connect to an 8" main in the future extension of NW Northpark Drive. The 8" main will continue westward to the limits of the subdivision.

Sanitary: An 8" sanitary sewer will also be extended west along NW Reinhart Drive from an existing main in NW Ash Drive to serve these 20 single family lots as well as to serve future development to the west of Plat 1.

Storm: Generally speaking, storm water from the south side of NW Reinhart Drive is directed east to an existing 30" storm sewer at the southeast corner of Lot 1. Detention for this storm water is generally provided in an easement at the rear of Lots 1 – 4. The remainder of the storm water from this plat is directed to a detention pond in proposed Outlot "W", then conveyed through a new 24" storm sewer north into an existing 24" storm sewer main located along NW Ash Drive.

It is proposed that Outlot "W" will be designed as a Bluebelt and provide storm water quality and quantity detention for approximately the northern two-thirds of the Ashland Ridge development, as well as some offsite drainage from the north and west. Only a small part of the eastern portion of the detention area in Outlot "W" is being developed at this time. The remainder will be constructed in later phases of the overall development. The intent is that the storm water improvement in Outlot "W" will be constructed to City standards and be dedicated to the City of Ankeny. A Development Agreement documenting these requirements has been prepared and will be executed prior to approval of Ashland Ridge Plat 1 Final Plat by the City Council.

Parkland: A Development Agreement has also been prepared to document the parkland dedication requirement as some parkland for this development will be dedicated in later phases. Two small outlots paralleling the future extension of NW Northpark Drive will be dedicated to the City in later phases. The two outlots will contain an eight-foot trail that is being continued from the Prairie Ridge Estates Subdivision to the north. Outlot X, being dedicated with this plat, will contain a future pedestrian pathway connection to the Ashland Ridge Elementary School and also counts toward the required parkland dedication requirement. Per Section 200.35(1)(A) of the Municipal Code, the development is required to provide 1.429 acres of public parkland. The three outlots provide 0.489 acres of public parkland, leaving a shortage of 0.94 acres. The developer has elected to provide money in lieu of parkland for the remaining 0.94 acres in the amount of \$11,280.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Ashland Ridge Plat 1 Final Plat
NAME OF OWNER: Kimberley Properties, Inc.
NAME OF DEVELOPER: Kimberley Properties, Inc.

GENERAL INFORMATION:

PLAT LOCATION: West of NW Ash Drive, North of Ashland Ridge School, and south of the Prairie Ridge Estates Subdivision.
SIZE OF PLAT: 28.58 acres
ZONING: R-3 (Multiple-Family Residence District) with the following conditions:
1. The plat will be restricted to single family detached dwellings.
2. The future lots that will directly abut Prairie Ridge Estates lots to the north and Ashland Meadows lots to the south shall be a minimum of 70 feet in width and the developer shall match the proposed and existing property lines as much as practicable.

LOTS:

NUMBER: 20 single-family lots
SIZE/DENSITY: 4.79 units per acre
USE: Single-family residential
BUILDING LINES: 30' front and 35' rear yard setbacks

PARK SITE DEDICATION:

Two small outlots paralleling the future extension of NW Northpark Drive will be dedicated to the City in later phases. The two outlots will contain an eight-foot trail that is being continued from the Prairie Ridge Estates Subdivision to the north. Outlot X, being dedicated with this plat, will contain a future pedestrian pathway connection to the Ashland Ridge Elementary School and also counts toward the required parkland dedication requirement. Per Section 200.35(1)(A) of the Municipal Code, the development is required to provide 1.429 acres of public parkland. The three outlots provide 0.489 acres of public parkland, leaving a shortage of 0.94 acres. The developer has elected to provide money in lieu of parkland for the remaining 0.94 acres in the amount of \$11,280.

NEAREST DEVELOPED PARK LOCATION: Georgetown Park

ADJACENT LANDS:

NORTH: Prairie Ridge Estates
SOUTH: Ashland Ridge School, Ashland Meadows Plat 5 and Plat 6
EAST: NW Ash Drive, undeveloped property currently owned by Linda Hollett
WEST: Undeveloped property currently owned by Rose Marie Reinhart

STREET DEVELOPMENT:

NAME: NW Reinhart Drive
LENGTH: 706.58'
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

WASTE WATER:

PROJECTED FLOWS: 20 units x 3 persons/unit x 300 gallons/day/person =
18,000 GPD
TREATMENT PLANT CAPACITY: Design 12.1 MGD; current daily average 4.2 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 27" trunk main running along
NW 18th Street.

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile Creek Basin.

WATER SYSTEM:

PROJECTED USAGE: 20 units x 3 persons/house x 100 gallons/day/person =
6,000 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: Approved 7/29/2010